

Mr. Douglass S. Scott
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May 29, 1981

BOOK 45 PAGE 431

A copy of the Assignee's Sale Advertisement, as it appears in the Frederick News-Post, is attached hereto as a part of this letter.

Yours very truly,

F. Theodore Elliot
Solicitor for
Charles A. Castle, Assignee

FTE/blm

Enclosure

ASSIGNEE'S SALE C. VALUABLE RESIDENTIAL PROPERTY

Located in Frederick City, Frederick County, State of Maryland.

By Virtue of the power of sale contained in a mortgage from Douglass S. Scott to Johanna A. Zeiler, which said mortgage was dated on the 21st day of August, 1979, and recorded in the Land Records of Frederick County, Maryland, in Liber 1092, folio 719, said mortgage having been assigned on the 15th day of April, 1981, to Charles A. Castle, Esquire, for the purpose of foreclosure and collection, the undersigned Assignee will offer for sale at the Court House door in Frederick County, Maryland on

JUNE 10, 1981

11:00 A.M.

all of the hereinafter described real estate, to wit:

All that lot or parcel of land situate, lying and being on the northeast corner of West Fifth Street and Klineharts Alley in Frederick City, Frederick County, Maryland, and being all and the same real estate described and conveyed in a deed unto Richard A. Hanson from Lewis E. Wentzel and Dorothy L. Wentzel, his wife, dated December 31, 1969, and recorded in Liber 817, folio 503, one of the Land Records of Frederick County, Maryland. SAVING AND EXCEPTING, however, that tract of land containing 2,988 square feet as described and conveyed in a deed from Laurens E. Phobus and Anna M. Phobus, his wife, unto the Housing Authority of the City of Frederick, a body corporate, dated July 5, 1957, and recorded in Liber 585, folio 188, one of the aforesaid Land Records, and now known and designated as 25 West Fifth Street, Frederick, Maryland.

BEING all and the same real estate conveyed unto the said Douglass S. Scott from Johanna Ace Zeiler by deed dated the 21st day of August, 1979, and recorded among the Land Records of Frederick County at Liber 1092, folio 718.

The real estate is improved by a frame home with upper level containing 4 rooms and bath and lower level containing 2 rooms and bath. Separate space heaters upper and lower level, floored attic and garden shed in rear. Contains some wall-to-wall carpeting.

TERMS OF SALE: A deposit of 10% of the purchase price will be required from the purchaser or purchasers on the day of sale, with the balance to be paid upon ratification thereof by the Circuit Court for Frederick County. All costs of conveyancing, all revenue stamps and transfer taxes and all other conveyancing expenses of any nature to be at the expense of the purchaser or purchasers including the cost of the preparation of the deed and interest on the purchase price from the date of sale to the date of settlement.

CHARLES A. CASTLE, Assignee
19 North Court Street
Frederick, Maryland 21701
Telephone: 694-8877

F. THEODORE ELLIOT, ESQUIRE
Solicitor for Assignee
19 North Court Street
Frederick, Maryland 21701
Telephone: 694-8877

P10 4835853

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO		D SCOTT	
STREET AND NO.		110 E 4th St	
P.O. STATE AND ZIP CODE			
POSTAGE		\$	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	c	
	SPECIAL DELIVERY	c	
	RESTRICTED DELIVERY	c	
	OPTIONAL SERVICES		
	RETURN RECEIPT SERVICE	c	
SHOW TO WHOM AND DATE DELIVERED		c	
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY		c	
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		c	
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		c	
TOTAL POSTAGE AND FEES		\$	
POSTMARK OR DATE		5-29-81	

S Form 3800, Apr. 1976